

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

30 SOUTHERN CLOSE ASHINGTON NE63 9TH



- THREE BEDROOMS
- NICE AND SPACIOUS
- COUNCIL TAX BAND A

- MID TERRACE HOUSE
- IDEALLY LOCATED
- EPC RATING D

Price £120,000

30 SOUTHERN CLOSE ASHINGTON NE63 9TH

****WOULD MAKE A LOVELY FAMILY HOME**** a three bedroom spacious mid terrace house perfectly located for local schools, amenities and excellent transportation links. Benefits from gas central heating and double glazing. Comprises of; entrance lobby, light and spacious lounge, modern fitted kitchen with an excellent range of units and complimenting work tops. First floor landing with a boarded loft via pull down ladders, three bedrooms, modern bathroom. Externally there are gardens to the front and rear.

GROUND FLOOR

LOBBY

Entered via a double glazed door, laminate flooring.



LOUNGE

17'5 x 15'4 (5.31m x 4.67m)

Double glazed window, laminate flooring, coving, two radiators, fire surround with pebble effect electric fire inset, storage cupboard.



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KITCHEN

11'6 x 10'3 (3.51m x 3.12m)

Double glazed window, radiator, great range of modern wall, base and drawer units with complimenting work tops, built in oven and hob, extractor hood with a chrome splash back, modern tiling to the walls, integrated dishwasher, sink with drainer and mixer tap, laminate flooring.



FIRST FLOOR

LANDING

Access to a boarded loft via pull down ladders, lighting.



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BEDROOM ONE

10'9 x 10'10 (3.28m x 3.30m)

Double glazed window, radiator, laminate flooring, wall to wall fitted wardrobes.



BEDROOM TWO

10' x 12'3 (3.05m x 3.73m)

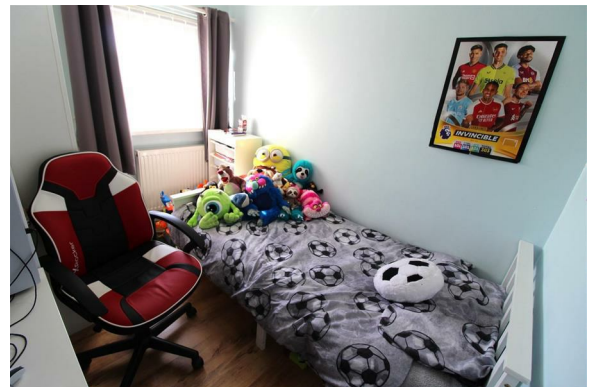
Double glazed window, radiator, laminate flooring.



BEDROOM THREE

9'3 x 7'1 (2.82m x 2.16m)

Double glazed window, radiator, laminate flooring.



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BATHROOM

Fitted with a modern bath with a hand held shower attachment, contemporary middle taps, low level wc and wash hand set in a vanity display unit, modern tiling to the walls, downlights, heated towel rail, laminate flooring, double glazed window.



EXTERNALLY

FRONT

Enclosed garden to the front with gated access to the street.



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REAR

Enclosed garden to the rear which is decked, outbuildings.



TENURE:

WE UNDERSTAND THE PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

MATERIAL INFORMATION ASHINGTON

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating - Mains GCH

Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker August 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 30 southern Close

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property, please contact us should you wish further information.

STANDARD INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6444A

MORTGAGE

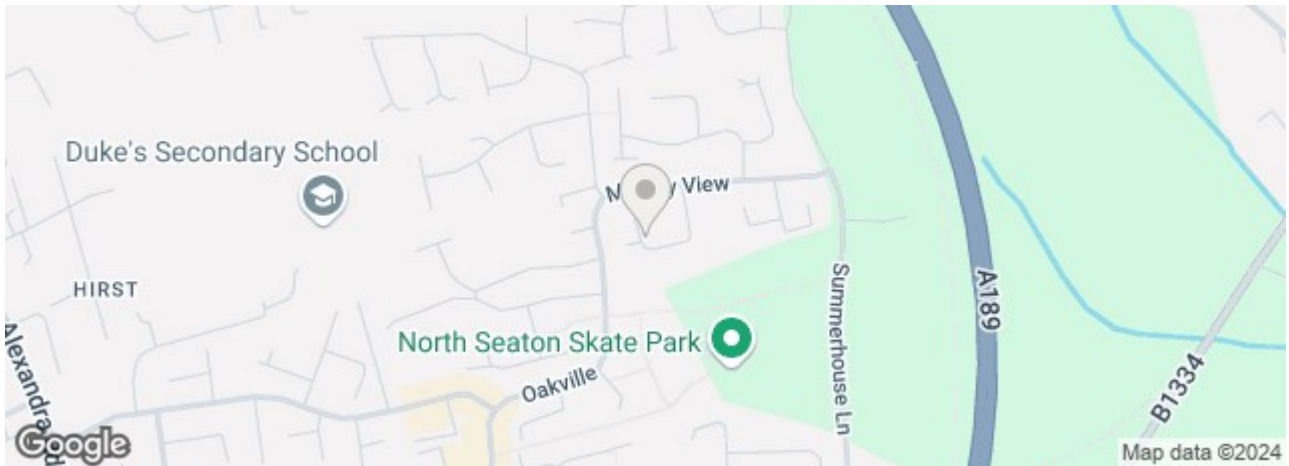
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		



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